

Minutes of the Public Works Committee September 11, 2014

Chair David Swan called the meeting to order at 8:30 a.m.

Committee Members Present: County Board Supervisors David Swan (Chair), Steve Whittow, Kathleen Cummings, Robert Kolb, Richard Morris, Carl Pettis and Keith Hammitt.

Also Present: County Board Chief of Staff Mark Mader, Administrative Specialist Karen Phillips, Business Manager Betsy Forrest, Budget Management Specialist Bill Duckwitz, Architectural Services Manager Dennis Cerreta, Director of Public Works Allison Bussler, Engineering Services Manager Gary Evans, Fleet Manager Bob Rauchle, Airport Manager Kurt Stanich, Highway Operations Manager Pete Chladil, Building Operations Manager Shane Waeghe, Park System Manager Duane Grimm, Architectural Technician Mike Wells, Supervisor Larry Nelson, and Citizens Mary Emery, Marilyn Hagerstrand, and Robert Dugan.

Approve Minutes of August 14, 2014

MOTION: Morris moved, second by Whittow to approve the minutes of August 14, 2014. Motion carried 6-0.

Correspondence

- Invitation from Chairman Decker to the Public Works and Finance Committees to attend the County Board Executive Committee meeting on September 22 for the presentation on the HHS building construction – change order audit
- Packet of various correspondence items regarding Highway SR/Springdale Road was distributed by Chairman Swan
- Letter from Chip Brown of the State Historical Society to Allison Bussler regarding “Historic Grand View Health Resort Disposition” dated September 7, 2014 was distributed

Public Comment

Dugan, of R.M. Dugan LLC, spoke in support of trade and trade routes in Waukesha County, including a north/south corridor to establish a trade route, which is necessary to maintain a manufacturing base in southeastern Wisconsin.

Cummings arrived at 8:37 a.m.

Emery, of the Waukesha Preservation Alliance, read the letter from Chip Brown to Allison Bussler (previously distributed) regarding the historical significance of the Grand View Health Resort/former HHS building and in support of preserving the historic building.

Hagerstrand of Waukesha spoke in support of delaying the demolition of the former HHS building in favor of senior housing development at the site.

Nelson distributed and reviewed two handouts:

- Letter from the National Trust for History Preservation to members of the County Board
- Informational sheet titled “Preservation Stories: Brewhouse Inn in the former Pabst Brewery, Milwaukee, WI”

He requested that the HHS building demolition project be deleted from the capital plan and a new request for proposal (RFP) developed for lease of the building.

Future Meeting Dates

- October 2, 2014 (budget reviews)

Approval of Bid: Waukesha County 2014 Energy Efficiency Improvements (Project #54730)

Waeghe, Grimm and Wells were present to discuss the bid for the energy efficiency improvements project. Waeghe referred to the bid tabulation and letter of recommendation, which indicates Masters Building Solutions as the low bidder for the project. The bid of \$144,050 is well under the \$215,000 budget for the project.

Waeghe expounded on the scope of the project, which includes installation of digital controls on HVAC equipment at high energy use County facilities (Retzer Nature Center, Eble and NagaWaukee Ice Arenas and Expo Arena) to enable monitoring, troubleshooting and adjustment of the equipment through a central computer system. Waeghe stated that significant cost savings would result from this energy efficiency improvement project.

MOTION: Hammitt, moved, second by Morris, to approve the bid by Masters Buildings Solutions in the lump sum amount of \$144,050 comprised of the base bid and alternate bids, A, B, C and D.

Swan asked whether any funds would be left in the project budget following this phase of the capital project. Waeghe stated about \$75,000 would be left.

Kolb debated the potential actual costs savings because of the inaccuracies of these types of monitoring systems. Waeghe provided numerous examples of how cost savings would be achieved using the diagnostic component of the automated monitoring system, which maximizes the efficiencies of the HVAC system and saves significant staff cost in troubleshooting issues at remote locations. The Government Campus buildings are currently on this system. Adding the additional buildings will save additional staff time and further leverage the existing technology.

Motion carried 7-0.

Review, Discuss and Consider the 2015-2019 Capital Projects Plan Relative to Public Works:

Item 42 Energy Efficiency Improvements-Grimm and Waeghe presented this project, which includes outdoor lighting improvements at parks buildings and parking lots and interior lighting at park facilities in 2015. Grimm reviewed the scope of the project through year 2019 and the anticipated return on investment (ROI) for the various phases of this project.

In response to Cummings question on ROI in relation to the anticipated useful life of these projects, Grimm stated that LED lighting has a useful life expectancy of 20 years. Waeghe stated the automation system is expected to last 30 years.

Swan requested a technical revision to the project sheet relative to the project examples and projected ROI list to clarify that half of the Parks Buildings/Parking Lots would be done in 2016 and half in 2019.

Bussler requested to take up the HHS building project out of order to accommodate those individuals present who offered public comment on the issue. Swan agreed.

Item 13 Demolish Former HHS Building-Bussler provided background and history of the former HHS building and site. A resolution approved by the County Board in January 2014 authorized the sale and relocation or tear down of the building. Bussler stated that a RFP received from the Gorman Company did not meet the intent of said resolution. No other proposals were received for the sale and relocation that met the intent of the resolution, leaving building demolition as the recommended alternative. Bussler provided further justification to support demolition of the building, including costs involved in maintaining the old building, recurrent zoning issues with the City of Waukesha, need of the land for additional parking and long-term expansion.

The historical significance of the building was discussed. In response to Swan's question, Bussler said there are no official records of the County's opposition to the historical designations, only verbal accounts. Bussler was confident that any of the historical designation legal issues with the State and City would be resolved and the project would move forward.

Whittow asked what would be the risk and/or downside for the County in selling the building to the private sector and getting it back on the tax rolls. Bussler reviewed the RFP proposal process that was followed and Gorman Company's offer which proposed a building rental fee of \$100,000 over 60-year lease term. This would not be a cost effective solution for the County, which Bussler further explained. Mader clarified the intended terms of the RFP were to buy the building and move it. It is the position of the administrative branch that the County needs property for the future and cannot afford to lose it. Whittow surmised that the RFP was crafted in such a way that it could not be complied with. It would not be practical to move a 107-year-old building. Bussler agreed, but added that because of the debate on the issue by the County Board, any reasonable offer was to be considered; however, the proposal received was not fiscally prudent for the County.

Cummings spoke of her involvement throughout the planning process of the new HSS building in both the City and County capacities. She opined that the RFP was disingenuous and was set up to have a predictable outcome. She challenged the accuracy of information presented relative to zoning issues with the City and inflated financial forecasts. She vehemently supported delaying the demolition project and releasing another RFP that would garner more responses.

Whittow stated he is against bigger government and the concept of tearing down a historical building for the purpose of future expansion. He contemplated a delay in the demolition given there is some new interest in the building.

Swan reminded the committee members that over the years, it has been the intent of the County to get out of the rental business.

Following further debate, Swan stated he would present the concerns of the Public Works Committee to the Executive Committee for consideration.

MOTION: Morris moved, second by Hammitt to support the HHS building demolition project as proposed.

Cummings proposed to amend the motion as follows:

MOTION: Cummings moved, second by Swan to delay the HHS building demolition project by one year. Motion defeated 2-5 (Hammitt, Kolb, Morris, Pettis, Whittow).

The motion to support the HHS building demolition project as proposed carried 6-1 (Cummings). Cummings left at 10:16 a.m.

Bussler presented an overview of the Department of Public Works capital project development process. Bussler and staff reviewed the following projects relative to Public Works.

Airport, Central Fleet & Highway Operations (Items 1-4)

Item 1 Airport Facility Upgrades-This project was scaled back to shift fund balance to another project, with a focus on mechanical changes in the terminal and the tower.

Item 2 South and West Terminal Ramp Expansion-Additional fund balance was added for the extension of a runway project and new ramp construction.

Item 3 Replace Brine Maker/Construct Canopy Roof-As planned. Bussler advised of a possible future change due to a project partnership with the State for additional salt storage.

Item 4 Fuel Tank Replacement and Infrastructure-This project is delayed. Rauchle explained that although many fuel tanks are reaching the end of their warranty, it is anticipated that some will last longer. Failed tanks will be replaced as needed.

Buildings/Facilities (Items 5-16)

Item 5 Communications Center Expansion-There is a significant cost increase of \$1.2 million to accommodate growth as additional agencies join the WCC. The cost estimate has never changed over the years as the project was delayed in the plan.

Item 6 Highway Substation HVAC Upgrades-As planned.

Item 7 Administration Center Roofing Upgrades-As planned.

Item 8 Highway Operations-Fleet HVAC Upgrades-As planned.

Item 9 Mental Health Center Roof Replacement-As planned.

Item 10 Courthouse Project Step 1-As planned. Bussler reviewed the project scope and timeline.

Item 11 Mental Health Center Chiller Upgrades-This project includes an increase of \$100,000 to replace the variable air volume (VAV) boxes.

Item 12 Law Enforcement Center Mechanical Upgrades-This project includes a significant increase of \$1.6 million due to unanticipated equipment failures this year. Other projects will be delayed to give this project higher priority.

Future Agenda Item: Discussion of UW-Waukesha (UWW) funding by County taxes

Item 14 UWW Boiler, Chiller and Controls Replacement-As planned.

Item 15 UWW Roofing Upgrades-A portion of project funding originally planned for 2016 is delayed until 2018 to accommodate other priorities in the five-year capital plan.

Item 16 UWW Rooftop Unit Replacements-This project is delayed in conjunction with the UWW roofing upgrade project to accommodate project priorities in the five-year capital plan.

Highways (Items 17-37)

Item 17 CTH I, CTH ES to CTH O Rehab-As planned.

Item 18 CTH M, CTH YY to East County Line-As planned.

Item 19 CTH Q Oconomowoc River Bridge-As planned.

Item 20 CTH YY, Underwood Creek Structure-As planned.

Item 21 CTH D, Deer Creek Bridge-As planned.

Item 22 CTH Y, Pilak Creek Tributary Bridge Replacement-As planned.

Item 23 CTH XX, Pebble Brook Creek Bridge-As planned.

Item 24 CTH D, Calhoun-Intersection-This project has been scaled back resulting in a cost reduction of \$200,000.

Item 25 CTH P, Bark River Bridge-The cost update includes \$106,000 in construction costs, mainly for retaining walls as required.

Item 26 CTH CW, Ashippun River Bridge-The change in scope and cost update includes funds shifted into this project from Signals and Safety project funds. The bridge needs replacement and the roadway realigned to correct safety issues.

Item 27 West Waukesha Bypass-Evans distributed copies of the final environmental impact statement (EIS) received today via fax. An additional \$735,000 has been added in year 2016 to move forward with this project. The final cost in County funds will be \$4.3 million on a \$50 million dollar project.

Item 28 CTH NN, STH 83 to ES-The \$1.68 million project budget includes \$544,000 in State funding. Negotiations with the State and Village of Mukwonago are still in progress regarding the possibility of rerouting STH 83 to CTH NN.

Item 29 CTH O, CTH HH to Grange Avenue- This project has been deleted. The City of New Berlin did not implement a TIF and Federal funding was denied for this project.

Item 30 CTH C, Mill Street to Oakwood Road- The project includes a cost increase of \$10,000 for design due to higher than budgeted cost, done in partnership with City of Delafield. A jurisdictional transfer will take place following completion of the project.

Item 31 CTH M, Calhoun Road-CTH YY-Project construction funding is delayed to 2019 because it is anticipated that it is most likely the year construction will take place.

Item 32 CTH O, I-94 to USH 18-This new project, contingent upon Federal funding, includes pavement replacement, safety improvements and traffic signal upgrades.

Swan reviewed the packet of correspondence that he previously distributed regarding CTH SR/Springdale Road. He expounded on the need for north/south roads in Waukesha County and presented his justification for a new capital project to extend SR/Springdale Road. Swan proposed the following suggestions for adding the new project to the 2015-2019 capital plan.

- Delay Item 32 CTH O, I-94 to USH 18 for one year and shift \$500,000 (or \$250,000)
- Add the CTH SR to the capital plan without funding
- Delay Courthouse Tower Project
- Delay the demolition of the HHS building
- Delay Item 31 CTH M, Calhoun Road-CTH YY for one more year

Bussler defended the County's decision not to fund the CTH SR project in the capital plan. A study done some years ago estimated the project cost could run as high as \$56 million because of wetlands in the area.

Swan asked the committee if they would support his proposed project. After discussion, it was the consensus of the committee not to support the addition of a new project to the current capital projects plan.

Item 33 Bridge Aid Program-The program has been expanded to all municipalities in the County. The City of Muskego and Town of Lisbon have requested funding.

Item 34 Culvert Replacement Program-As planned.

Item 35 Repaving Program 2013-2017-As planned.

Item 36 Repaving Program 2018-2022-As planned.

Item 37 Signal/Safety Improvements-New projects this year are the CTH V-V, CTH E intersection and the CTH V-V, Lilly Road intersection. Beginning in 2018, intersection and safety projects will be introduced as separate projects in the capital plan.

Bussler reviewed each of the projects in the Signal/Safety Improvement plan. A typographical error was noted: Under the "Cost Documentation" section, the "2015 Appropriation" should be \$842,400 instead of \$1,250,000.

Executive Committee Reports of August 18 and September 8, 2014

Swan reviewed items discussed at the following Executive Committee meetings:

August 18:

- Ordinance 169-O-049: Amendment of Collaborative Materials Recycling Facility Capital Project 201409 Relating to Transfer Station Cost
- Ordinance 169-O-050: Amend Section 11-8(c) of the Waukesha County Code of Ordinances Regarding the Library Tax Levy Distribution Formula
- Update on University of Wisconsin-Waukesha (UW-W)
- Update on Waukesha-Ozaukee-Washington Workforce Development Board (WOW WDB)

September 8:

- Proposed Scope of Register of Deeds Audit
- 2015-2019 Capital Projects Plan

MOTION: Hammitt moved, Whittow second, to adjourn the meeting at 12:47 p.m. Motion carried 6-0.

Respectfully submitted,

Kathleen M. Cummings
Secretary